

SECTION 4.0

ENVIRONMENTAL SETTING

In accordance with Section 15125 of the CEQA Guidelines, the general environmental setting for the project area is provided in this section. More detailed descriptions of the setting specifically pertaining to each environmental issue are provided at the beginning of each impact issue area addressed in *Section 5.0*.

4.1 PHYSICAL SETTING

The proposed project would consist of 19.6 acres, plus a portion of the eastern edge of the OTC, all of which will be developed. The site is located within the EastLake III GDP area in the eastern portion of the Chula Vista city limits, immediately east of the EastLake Trails SPA and EastLake Business Center II (see *Figure 3-2, Vicinity Map*). Land uses in the project area consist of multi-family residential, open space, park, and commercial uses associated with the Eastlake Vistas neighborhood to the north. Lower Otay Reservoir, an open water storage facility (lake) owned and operated by the City of San Diego, is located to the east. The Olympic Training Center (OTC) is located adjacent and west of the project site. Other nearby residential communities include EastLake Woods and Rolling Hills Ranch to the north, EastLake Trails and EastLake Greens to the northwest and Otay Ranch to the south and west.

The site is flat with downward sloping areas to the north, east and south and upward sloping areas to the west. The OTC is located upslope from the project site (to the west) while the Lower Otay Reservoir is located at a lower elevation (to the east). An existing detention basin is located in the northern portion of the site. The basin is approximately 10 to 20 feet below the ground elevation of the existing graded pad. The project site is approximately 565 feet above mean sea level. The site is surrounded by undeveloped and/or designated open space areas to the east and south.

The developable portion of the project site is currently vacant and has been graded as part of previously approved grading permits. The topography in the project vicinity is characterized as gently rolling with Salt Creek forming a dominant natural feature approximately one mile to the west of the project site. The Otay Lakes are prominent features immediately to the east. Salt Creek forms the western branch of the Chula Vista Greenbelt. The Eastern Greenbelt Corridor is located between the eastern edge of the EastLake III SPA and the western edge of Lower Otay Reservoir.

Regional access to the project area is provided by I-805. Regional east-west traffic would utilize Olympic Parkway. Additional future regional access to and from the east will be provided by future extensions of State Route 125 currently under construction.

4.2 APPLICABLE LAND USE PLANS

Section 15125 (d) of the CEQA Guidelines requires that a discussion of inconsistencies between the proposed project and applicable general plans and regional plans be provided. The consistency analysis for the proposed project with applicable plans, policies and regulations is provided in *Section 5.0* of this EIR. The following is a list of plans, policies and regulations that are applicable to the proposed project.

- City of Chula Vista General Plan;
- City of Chula Vista Zoning Code;
- Chula Vista MSCP Subarea Plan;
- Congestion Management Plan;
- San Diego Air Pollution Control District Regional Air Quality Strategies;
- Chula Vista Greenbelt Master Plan;
- EastLake III General Development Plan and Sectional Planning Area Plan; and
- City of Chula Vista Growth Management Program and Ordinance.